165.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,700 / 838,700
					USE VALUE:	838,700 / 838,700
					ASSESSED:	838,700 / 838,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TERZIAN DEBORAH A
Owner 2:	
Owner 3:	
Street 1:	23 SURRY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2407 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	439,700		399,000	838,700
Total Card	0.115	439,700		399,000	838,700
Total Parcel	0.115	439,700		399,000	838,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.45 | /Parcel: 348.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109288
GIS Ref
GIS Ref
Insp Date 05/19/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0003-0013.0

!12781!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	439,800	0	5,000.	399,000	838,800	838,800	Year End Roll	12/18/2019
2019	104	FV	340,800	0	5,000.	399,000	739,800	739,800	Year End Roll	1/3/2019
2018	104	FV	340,800	0	5,000.	353,400	694,200	694,200	Year End Roll	12/20/2017
2017	104	FV	319,300	0	5,000.	296,400	615,700	615,700	Year End Roll	1/3/2017
2016	104	FV	319,300	0	5,000.	296,400	615,700	615,700	Year End	1/4/2016
2015	104	FV	283,900	0	5,000.	256,500	540,400	540,400	Year End Roll	12/11/2014
2014	104	FV	283,900	0	5,000.	248,000	531,900	531,900	Year End Roll	12/16/2013
2013	104	FV	295,700	0	5,000.	236,000	531,700	531,700		12/13/2012

PRINT

Date	Time
12/11/20	02:49:53

LAST REV

Date	Time
10/03/19	16:50:21
mmcmakin	
12781	

USER DEFINED

Prior Id # 1:	109288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRIAKOS EVELYN	26765-566		10/23/1996		252,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2019	274	Inter Fi	90,000					
1/6/2015	6	Porch	18,450					Demo and rebuild e

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Inspected	PC	PHIL C
3/19/2009	Inspected	372	PATRIOT
12/30/2008	Measured	372	PATRIOT
4/28/2000	Missed Appt.	263	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	8									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09173322
Const Adj.:	0.98990101
Adj $ / SQ:	183.720
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637255
Depreciation:	197549
Depreciated Total:	439706

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

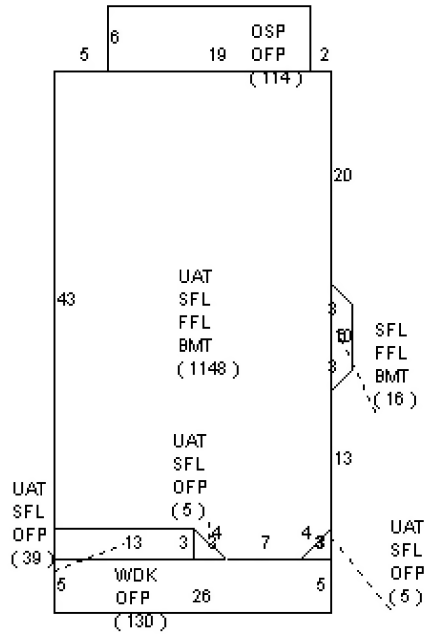
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.72
Special Features:	0	Val/Su Net:	100.46
Final Total:	439700	Val/Su SzAd	184.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,213	183.720	222,853
BMT	Basement	1,164	55.120	64,155
FFL	First Floor	1,164	183.720	213,850
UAT	Upper Attic	299	76.430	22,871
OFP	Open Porch	293	21.910	6,419
WDK	Deck	130	13.550	1,762
OSP	Screen Porch	114	33.730	3,845
	Net Sketched Area:	4,377	Total:	535,755
Size Ad	2377	Gross Are	5275	FinArea 2407

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	10	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	